

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Doris J. Frazier,
Notice is hereby given
that on the 14th day
of May 2024 letters of
administration in respect
of the estate of Doris J.
Frazier, deceased were
issued to the undersigned
of County Probate Court

of Cannon County, TN.
All persons both resident
and non-residents, having
claims matured and
unmatured against said
estate are required to file
same with the clerk of the
above named court within
four months of the first
publication of this notice,
otherwise their claims will

be forever barred.
This is the 14th day of May,
2024.
Mary Jo Summar,
executor of the estate of
Doris J. Frazier, deceased.
Lana Jones, County Clerk
Jonathon D. Fagan
Attorney

NOTICE TO CREDITORS
Estate of Carl Vernon
Bogle,
Notice is hereby given that
on the 9th day of May 2024
letters of administration
in respect of the estate
of Carl Vernon Bogle,
deceased were issued to
the undersigned of County
Probate Court of Cannon

County, TN. All persons
both resident and non-
residents, having claims
matured and unmatured
against said estate are
required to file same with
the clerk of the above
named court within
four months of the first
publication of this notice,
otherwise their claims will
be forever barred.

This is the 9th day of May,
2024.
James M. Judkins,
adminstrator ad litem of
the estate of Carl Vernon
Bogle, deceased.
Lana Jones, County Clerk
Lacey N. Buchanan
Attorney

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 9, 2024 at 2:00PM local time**, at the center inside courthouse, Cannon County Courthouse, 200 West Main Street, Woodbury, Tennessee pursuant to Deed of Trust executed by Cynthia A. Hill, to FNC Title Services, LLC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse, LLC on April 28, 2023 at Record Book 245, Page 168, Instrument No. 72150; conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Cannon County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Finance of America Reverse LLC, its successors and assigns.

The real estate located in Cannon County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended.

Street Address: 456 Judge Purser Hill Rd, Woodbury, Tennessee 37190
Parcel Number: 035 106.00
Current Owner(s) of Property: Cynthia A. Hill

This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose.

The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, through, or under any of the foregoing. Such parties known to the Substitute Trustee may include: Secretary of Housing and Urban Development; All parties claiming by, through, or under Cynthia Hill.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Cynthia A. Hill, and those claiming through him/her/it/them.

Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. **If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable to or endorsed to LOGS Legal Group LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.**

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

LLG Trustee TN LLC
Substitute Trustee
10130 Perimeter Parkway, Suite
400
Charlotte, NC 28216
Phone (704) 333-8107
Fax (704) 333-8156

File No. 24-124439

NOTICE

Pursuant to Section 67-5-508, Tennessee code Annotated, the property Assessment records of Cannon County will be available for public inspection at the Property Assessor's Office in the County Courthouse during normal business hours. Any person desiring to inspect these records may do so at the appointed time and place.

The Cannon County Board of Equalization will begin its annual session to examine and equalize the county assessments on June 3, 2024.

THE BOARD WILL ACCEPT APPEALS FOR TAX YEAR 2024 ONLY UNTIL THE LAST DAY OF ITS 2024 REGULAR SESSION, WHICH WILL BE JUNE 7, 2024.

Any owner of property who wishes to make a complaint or appeal to the County Board of Equalization must appear before said Board at this time personally or by personal appearance of an agent for the owner bearing the owner's written authorization. Please contact the Assessor of Property to secure an appointment with the Board. Failure to appear and appeal an assessment will result in the assessment becoming final without further right of appeal.

Persons wishing to file an appeal or inspect assessment records may contact the Cannon County Assessor of Property:

Angela Schwartz
angela.schwartz@cot.tn.gov (615)563-5437
200 West Main St. Woodbury, TN 37190

ANGELA SCHWARTZ
Assessor of Property
Cannon County, TN

The Cannon County Board of Zoning Appeals meets at 5:30pm and Planning Commission meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

Additional Legal on Page B6

NOTICE OF PUBLIC MEETING-Center Hill RPO

Pursuant to Chapter 442, Tennessee Public Act of 1974, "The Sunshine Law" the Center Hill Rural Planning Organization will hold a meeting on Tuesday, June 11, 2024. The meeting will be held at 1:00 PM (CST) at the Upper Cumberland Development District, located at 1104 England Drive in Cookeville. Anyone interested in attending will need to contact Sean Patten at (931) 476-4543 or spatten@ucdd.org for more details.

The Center Hill RPO is responsible for comprehensive transportation planning for Putnam, Dekalb, White, Cumberland, Cannon, Warren, and Van Buren counties.

This is an open public meeting. To request an agenda, please call Center Hill RPO Coordinator Sean Patten at (931) 476-4543. If you need assistance or accommodations due to disability, please contact Sean by Friday, June 7, 2024.

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, June 4, 2024 at 7:00 PM at Woodbury City Hall. The meeting is open to the public.

Andy Duggin, Mayor

Cannon County Highway Department Invitation to Bid

Description of items/services requested: The Cannon County Finance Department on behalf of the Highway Department will be accepting sealed bids for materials for the Cannon County Highway Department for one bridge replacement in Cannon County.

General Requirements:

Sealed bids will be received by the Cannon County Finance Department no later than:

10:00 am CST, June 13, 2024

at which time the office will publicly open bid proposals and read aloud.

All documents shall be submitted to the following address:

Diane Hickman, Director of Finance
Cannon County Department of Finance
110 South Tatum Street, Suite 216
Woodbury, TN 37190
(629) 218-3213
diane.hickman@cannoncountyttn.gov

Electronic PDF format Contract Documents & Specifications and Construction Plans shall be requested and obtained free of charge via email from **HAZEL ENGINEERING, LLC ONLY** by contacting Kyle E. Hazel, PE at 931-650-0060 or kylehazel1122@gmail.com. Contractors applying to bid for the prime contract and requesting Contract Documents & Specifications and Construction Plans in electronic PDF must provide the following information: Name of Company, License Number, Expiration Date of the License, License Classification, Company Address, Phone Number, and email address. Any Bid Proposal submitted from an interested party that has not met the bidder requirements, followed the instructions to bidders, and/or has not obtained the free Electronic PDF format Contract Documents & Specifications and Construction Plans from **HAZEL ENGINEERING, LLC** prior to the bid opening date and time shall **NOT** be opened.

The Owner & CANNON COUNTY FINANCE DEPARTMENT, has absolute discretion and may for any reason, waive informalities or defects found in bids and has absolute discretion to reject any and all bids. No bidder shall withdraw his Bid Proposal within 60 days after the actual date of the bid opening thereof.

In accordance with Tennessee Code Annotated, Section 62-6-119, contractors applying to bid for the prime contract shall include the following information to appear on the outside of the envelope containing the bid except when the bid is in the amount less than twenty-five thousand dollars (\$25,000):

1. NAME
2. LICENSE NUMBER
3. EXPIRATION DATE OF THE LICENSE
4. LICENSE CLASSIFICATION

Failure of any bidder to comply shall void the bid and the envelope containing the bid shall not be opened or considered. Contractors applying to bid for the prime contract shall also include the following additional information to appear on the outside of the envelope containing the bid:

5. BIDDER ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS
6. OWNER & PROJECT NAME

This project is funded through a grant contract with the State of Tennessee, Department of Transportation

Cannon County reserves the right to reject any or all bids. We are an equal-opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.

Mr. Earl Wayne Hancock, Cannon County Highway Department, Road Superintendent

CANNON COUNTY Invitation to Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of Cannon County Schools, is soliciting bids for two new or used school buses.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. June 11, 2024** (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for at least thirty (30) days.

All documents shall be submitted to the following address:

Diane Hickman, Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190
diane.hickman@cannoncountyttn.gov

For bid specifications, contact Lisa Black at (629) 201-4805 or lisa.black@ccstn.net.

Cannon County reserves the right to reject any or all bids. We are an equal-opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.